Arlington High School Building Committee
Finance Subcommittee Meeting
Wednesday, April 9, 2020
Conducted by Remote Participation
4:00pm – 5:00pm
Agenda

- EBP#2 Budget Review/Approval
- Meeting Minutes Approval
- New Business

Join Zoom Meeting
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Members of the public are asked to send written comment to ktassone@arlington.k12.ma.us.
Documents regarding agenda items will be made available via the Town's website.

https://www.mass.gov/doc/open-meeting-law-order-march-12-2020/download

Job #: **2153**
Project: **Arlington High School - EBP#2**
Location: **Arlington , MA**
Date: **4/9/2020**
Proposal: **Budget**

Gross Area (SF):

CSI	DESCRIPTION	EBP #2 Estimate	Current Budget 03/30/20	Delta	Subcontractor
21.01	**FIRE PROECTION (TS)**	**172,581**	**125,000**	**(47,581)**	Rustic
22.01	**PLUMBING (TS)**	**104,528**	**118,900**	**14,372**	PJ Kennedy
26.01	**ELECTRICAL (TS)**	**319,577**	**187,200**	**(132,377)**	Griffin
31.01	**SITEWORK**	**8,203,300**	**8,195,000**	**(8,300)**	J. Derenzo
31.21	**TEMPORARY FENCE**	**272,060**	**184,330**	**(87,730)**	Riggs
	Sub Total of Trades	**9,072,046**	**8,810,430**	**(261,616)**	
1.4% of non-trades	Subcontractor Default Insurace	118,655	117,311	(1,344)	
6.00%	Design & Estimating Contingency ($150K allocated to Sitework)	394,323	378,626	(15,697)	
1.00%	Escalation	-	-	-	
	Sub Total	**9,585,024**	**9,306,366**	**(278,657)**	
LS	General Conditions	-	-	-	
LS	General Requirements			-	
	P&P Bond			-	
	Builder's Risk			-	
1.20%	General Liability Insurance			-	
		9,585,024	**9,306,366**	**(278,657)**	
2.50%	Construction Contingency	239,626	232,659		
2.00%	Fee			-	
	TOTAL COST	**9,824,649**	**9,539,026**	**(285,624)**	

Project: **Arlington High School - EBP#2**
Location: **Arlington , MA**
Date: **3/30/2020r**
Proposal: **Budget**

Gross Area (SF):

CSI	DESCRIPTION	EBP #2 Estimate	Current Budget 03/30/20	Subcontractor
21.01	**FIRE PROECTION (TS)**	**172,581**		Public opening 04/09
22.01	**PLUMBING (TS)**	**104,528**		Public opening 04/09
26.01	**ELECTRICAL (TS)**	**319,577**		Public opening 04/09
31.01	**SITEWORK**	**8,203,300**	**8,195,000**	
31.21	**TEMPORARY FENCE**	**272,060**	**184,330**	
	Sub Total of Trades	**9,072,046**	**8,379,330**	
1.4% of non-trades	Subcontractor Default Insurace	118,655	117,311	
6.00%	Design & Estimating Contingency ($150K allocated to Sitework)	394,323	352,760	
1.00%	Escalation	-	-	
	Sub Total	**9,585,024**	**8,849,400**	
LS	General Conditions	-	-	
LS	General Requirements			
	P&P Bond			
	Builder's Risk			
1.20%	General Liability Insurance			
		9,585,024	**8,849,400**	
2.50%	Construction Contingency	239,626	221,235	
2.00%	Fee			
	TOTAL COST	**9,824,649**	**9,070,635**	

(3) Bids Received must accept	
Less than (3) Bids Received Can Negotiate	

Bid Tabulation

Fire Protection

Subcontractor	Base Bid
Carlysle Engineering	NO BID
Cogswell	$ 164,400
Johnson Controls	NO BID
Rustic Fire	**$ 125,000**
Xcel Fire Protection	NO BID

Low Bid	Budget	Δ
$ 125,000	$ 172,581	$ (47,581)

Plumbing

Subcontractor	Base Bid
Araujo Bros Plumbing & Heating	NO BID
E. Amanti & Sons, Inc.	$ 124,400
Grasseschi Plumbing & Heating	NO BID
Harold Brothers	$ 190,000
Patrick J Kennedy & Sons	**$ 118,900**
PJ Dionne Company	$ 127,900
Glionna Plumbing Heating & Services, Incorporated	NO BID

Low Bid	Budget	Δ
$ 118,900	$ 104,528	$ 14,372

Electrical

Subcontractor	Base Bid
Anneese Electrical Services, Inc.	$ 288,000
Brite-Lite Electrical Co., Inc.	NO BID
Wayne J. Griffin Electric, Inc.	**$ 187,200**
Brite-Lite Electrical Co., Inc.	NO BID
Systems Contracting, Inc.	$ 244,400

Low Bid	Budget	Δ
$ 187,200	$ 319,577	$ (132,377)

TOTAL LOW BIDS	TRADE CONTR BUDGET	Δ
$ 431,100	$ 596,686	$ (165,586)

(3) Bids Received must accept	
Less than (3) Bids Received Can Negotiate	

Low Bid Summary

Fire Protection	**Low Bid**	**Budget**	**Δ**
Rustic Fire	$ 125,000	$ 172,581	$ (47,581)

Plumbing	**Low Bid**	**Budget**	**Δ**
Patrick J Kennedy & Sons	$ 118,900	$ 104,528	$ 14,372

Electrical	**Low Bid**	**Budget**	**Δ**
Wayne J. Griffin Electric, Inc.	$ 187,200	$ 319,577	$ (132,377)

TOTAL LOW BIDS	**TRADE CONTR BUDGET**	**Δ**
$ 431,100	$ 596,686	$ (165,586)

CONSIGLI
Est. 1905

April 3rd, 2020

Mr. James Burrows
Skanska USA, Inc.
101 Seaport Boulevard,
Suite 200
Boston, MA 02210

RE: Parmenter School Renovation - Arlington High School
Arlington, MA / Consigli Job # 2300
Notification of Change #003

Dear Mr. Burrows,

This letter is a notification of cost and/or schedule impacts associated with **Replace/widen existing egress path per request of AFD** that was not included within our original contract scope. Please see below for additional information and description of the scope of work:

Change Event: Replace/Widen existing NE egress path per request of AFD
NOC Submission Date: 4/3/20
Estimate Status: Pending
Current Cost Estimate: $11,000 ROM
Funding Source: CR003
Schedule Impacts:
Description: Arlington FD requests existing asphalt egress path on the NE exit of the occupied building be removed/replaced as a code compliant egress path. Attached is an excerpt from updated NFPA 241 plan that illustrates path location requested by AFD, as well as aerial photo of the existing condition for reference. Please note that if approved, this path would be a permanent compliant walkway and not a temporary means of egress.

Consigli IS ☐ IS NOT ☒ proceeding with this work to maintain project schedule.

We have assigned **CR003** as a funding source for this event.

Please authorize Consigli Construction Co., Inc. to proceed with this scope by executing in the space provided below and returning this copy for our files.

If you have any questions, please do not hesitate to call.

Very Truly Yours,
Consigli Construction Company, Inc.

Chris Weber
Project Manager

Acknowledged and Accepted:
Skanska USA, Inc. on Behalf of Town of Arlington

By: _____
James Burrows (Project Manager)

Date: _____

Cc: John LaMarre – Consigli Senior Project Manager
Todd McCabe – Consigli Project Executive
McWilliams, Charles – Consigli Superintendent
Rusty Powell – Consigli Superintentent

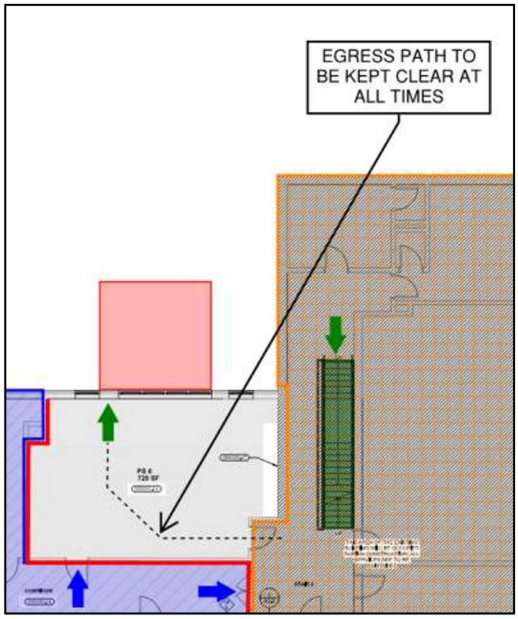


Figure 4: Proposed Exterior Stair Egress from Third Floor

As temporary mitigation for the presence of a temporary fuel tank on site, egress from the occupied portion of the first floor will be modified as shown in the figure below and in Appendix B. Occupants will egress through the existing South doorway, before moving to the rear of the building through the existing playground and exiting on the West side of the building. A clear, compliant egress path, signage, and fencing will be provided to ensure occupants egress along this path.

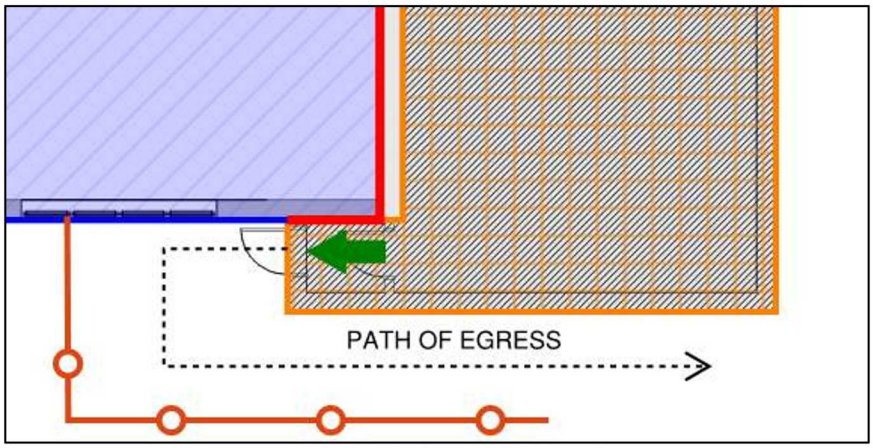


Figure 5: Proposed path of mitigated First Floor Egress

3.4.4 Elevators

The existing building is not currently equipped with elevators. One is being installed as a part of the scope of work of the project, however it will not be operational until the completion of the project.

Arlington High School Building Committee

Finance Subcommittee Meeting

Wednesday, March 18th, 2020

Town Manager's Conference Room

3:00pm – 4:00pm

Meeting Minutes

Attendance:

Adam Chapdelaine, Sandy Pooler, John Cole, Mike Mason (3:30pm), Brian Rehrig, Kate Loosian
Jim Burrows, Victoria Clifford, Sy Nguyen, Skanska USA Building, Inc.
Todd McCabe, John LaMarre, Consigli Construction Company

Call to order: 4:00pm.

Chair of the Subcommittee, Adam Chapdelaine, opened the meeting conducted by remote participation as outlined in Governor Baker's order suspending certain provisions of the open meeting law on March 12, 2020, and explained how votes would be taken.

Parmenter Budget Update

- Consigli gave an update of the Parmenter Budget
 - Consigli reported that the budget is $373,612 over
 - Following packages have been released:
 - Demo
 - Concrete
 - Masonry
 - Acoustical
 - Plumbing
 - Electrical
 - Steel
 - Roofing
 - Doors/Hardware
 - Elevator
 - HVAC
 - Sitework
- Kate Loosian asked if we should expect schedule delays due to the COVID-19
 - Adam Chapdelaine explained that based on conversations with the health department, he did not believe that the Parmenter project was at high risk and was comfortable continuing work
- In response to COVID-19 safety precautions, Consigli explained they were taking the following precautions:

 - Educating contractors
 - Discouraging travel
 - Adding hand washing stations and signage
 - Monitoring construction fence lines
 - Using indoor bathrooms only to limit outside exposure
 - Cleaning premises daily
 - All meetings are virtual
 - No group lunches
 - All PM personnel working from home
- Brian Rehrig requested that a notice is sent to the Parmenter neighborhood
 - Skanska to follow up with Amy Speare on crafting a notice
- Skanska provided an analysis of how the Parmenter overage could be absorbed
- Kate Loosian expressed not being comfortable allocating funds without a deeper analysis and also expressed being worried about soft costs
- **Kate Loosian moved to approve payment for Parmenter budget overage with funds from the Pre-Construction Services (0501-0000) budget and Owners Contingency. Mike Mason seconded the motion.**
 - **Adam Chapdelaine called a roll call vote:**
 - **Sandy Pooler: Yes**
 - **John Cole: Yes**
 - **Brian Rehrig: Yes**
 - **Kate Loosian: Yes**
 - **Mike Mason: Yes**
 - **Adam Chapdelaine: Yes**
 - **Motion unanimously approved.**

Approval of Pre-Construction Building Survey Condition Proposal

- Skanska explained that Pre-Construction Building Survey Condition Surveys will be offered to High School Abutters as a liability precaution
- Skanska presented the Pre-Construction Building Survey Condition Proposal from Multivista with a not to exceed budget of $75,700
- Kate Loosian asked what Skanska originally budgeted for this scope of work
 - Skanska: $85,000
- John Cole asked if it would be necessary to provide Pre-Construction Building Survey Condition Surveys at Parmenter
 - Consigli advised that there is no need. Consigli will be doing their own survey of the existing conditions.
- (Mike Mason joined the web meeting at 3:30 PM)
- **Brian Rehrig moved to approve the Multivista's Pre-Construction Building Survey Condition Survey Proposal of $75,700 (not to exceed). Sandy Pooler seconded.**
 - **Adam Chapdelaine called a roll call vote:**
 - **Sandy Pooler: Yes**
 - **John Cole: Yes**
 - **Brian Rehrig: Yes**
 - **Kate Loosian: Yes**
 - **Mike Mason: Yes**
 - **Adam Chapdelaine: Yes**
 - **Motion unanimously approved.**

Approval of Structural Peer Review Proposal

- Skanska explained that a third party will be hired to review the structural design
- Skanska presented Souza, True & Partners Structural Peer Review Proposal with a not to exceed budget of $14,150
- **Mike Mason moved to approve Souza, True & Partners Structural Peer Review Proposal of $14,150 (Not to Exceed). John Cole seconded.**
 - **Adam Chapdelaine called a roll call vote:**
 - **Sandy Pooler: Yes**
 - **John Cole: Yes**
 - **Brian Rehrig: Yes**
 - **Kate Loosian: Yes**
 - **Mike Mason: Yes**
 - **Adam Chapdelaine: Yes**
 - **Motion unanimously approved**

Early Bid Package #2 Review

- Consigli gave an update on the pricing process for Early Bid Package #2
- Consigli explained that Early Bid Package #2 included site work, utility, and geothermal
- Consigli plans to have the budget by Monday (3/30/20)
- Skanska adds that the Filed Sub Bids are due on April 9th, 2020
- Consigli explained that the EBP#2 budget is ~$15M, and without geothermal wells, it is a ~$11M budget

Brian Rehrig moved to adjourn. Sandy Pooler seconded.

- **Adam Chapdelaine called a roll call vote:**
 - **Sandy Pooler: Yes**
 - **John Cole: Yes**
 - **Brian Rehrig: Yes**
 - **Kate Loosian: Yes**
 - **Mike Mason: Yes**
 - **Adam Chapdelaine: Yes**
 - **Motion unanimously approved**

Meeting adjourned at 4:00pm

Arlington High School Building Committee

Finance Subcommittee Meeting

Wednesday, April 2, 2020

Town Manager's Conference Room

4:00pm – 5:00pm

Meeting Minutes

Attendance:

Adam Chapdelaine, Sandy Pooler, John Cole, Brian Rehrig, Kate Loosian
Jim Burrows, Victoria Clifford, Sy Nguyen, Skanska USA Building, Inc.
Todd McCabe, John LaMarre, Consigli Construction Company

Call to order: 4:00pm.

Chair of the Subcommittee, Adam Chapdelaine, opened the meeting conducted by remote participation as outlined in Governor Baker's order suspending certain provisions of the open meeting law on March 12, 2020, and explained how votes would be taken.

Review/Approve Early Bid Package #2 Budget

- Consigli and Skanska gave an overview of the EBP#2 scope
- Skanska explained that the EBP#2 budget would come out of the construction budget
- Consigli presented the EBP#2 draft budget and explained we are waiting for final bid packages from our filed sub bidders (due April 9th, 2020); fire protection, electrical and plumbing
- Skanska proposed that the Finance Subcommittee asks the AHSBC for authority to approve the final bid packages if they come in within the budget
- John Cole asked if there is language in the CMR contract that will protect the project if it gets put on hold.
 - Consigli explained that there is language in the Consigi subcontractor contracts to protect the project, but, Consigli also has the right to pull out at any time and would then be required to reimburse the district with any payments made to date.
- **Sandy Pooler moved to recommend that the AHSBC authorizes the Finance Sub-committee to approve the Trade Bids for Fire Protection, Plumbing and Electrical on behalf of the committee provided that they are within the stated budget on the Consigli 3/30/20 summary document. John Cole seconded the motion.**
 - **Adam Chapdelaine called a roll call vote:**
 - **Sandy Pooler: Yes**
 - **John Cole: Yes**

 - **Brian Rehrig: Yes**
 - **Kate Loosian: Yes**
 - **Adam Chapdelaine: Yes**
 - **Motion unanimously approved**
- Consigli recommended that the finance subcommittee recommends approval of the non-filed bidder packages; Sitework and Temporary Fencing.
- **Sandy moved to recommend that the AHSBC approves Early Bid Package #2 in the amount of $9,070,635 as detailed in the Consigli Summary document dated 3/30/20. The scope of work includes Sitework and Temporary Fencing. Kate Loosian seconded.**
 - **Adam Chapdelaine called a roll call vote:**
 - **Sandy Pooler: Yes**
 - **John Cole: Yes**
 - **Brian Rehrig: Yes**
 - **Kate Loosian: Yes**
 - **Adam Chapdelaine: Yes**
- **Motion unanimously approved**
- Kate Loosian asked if there were risks associated with releasing two packages without having all received the full bid package
 - Consigli explained that there weren't many risks associated, Sitework and Temporary Fencing will have enough scope to get started with

New Business

- Skanska presented the Briggs Testing Proposal
- Proposal was below the OPM threshold for approval, therefore Skanska accepted the proposal
- John Cole asked for an update on Parmenter construction
 - Consigli gave a summary:
 - Abetment completed
 - Make Safe and Demo getting started
 - Site is secured
 - Sitework beginning tomorrow
 - Waiting for the fuel tank
 - Only potential issue the team is facing is that landfills are being closed due to COVID-19
 - Kate Loosian requested that Consigli gave a similar summary to the AHSBC in writing prior to the upcoming committee meeting

Approval of Meeting Minutes

- **Jon Cole moved to approve the minutes of February 20, 2020. Kate Loosian seconded the motion.**
 - **Adam Chapdelaine called a roll call vote:**
 - **Sandy Pooler: Yes**
 - **John Cole: Yes**
 - **Brian Rehrig: Yes**

 - **Kate Loosian: Yes**
 - **Adam Chapdelaine: Yes**
 - **Motion unanimously approved**

Brian Rehrig moved to adjourn. John Cole seconded the motion.

- **Adam Chapdelaine called a roll call vote:**
- **Sandy Pooler: Yes**
- **John Cole: Yes**
- **Brian Rehrig: Yes**
- **Kate Loosian: Yes**
- **Adam Chapdelaine: Yes**
 - **Motion unanimously approved**

Meeting adjourned at 4:45pm.